
**HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION**

Property Address:	1237 C Street (rear), SE	X	Agenda
Landmark/District:	Capitol Hill Historic District		Consent Calendar
		X	Concept Review
Meeting Date:	June 23, 2016	X	Alteration
H.P.A. Number:	16-449		New Construction
Staff Reviewer:	Steve Callcott		Demolition
			Subdivision

Opal LLC, with plans prepared by GPS Designs, seeks conceptual design review for alterations and additions to a free-standing garage in Square 1017 (bounded by C, D, 12th and 13th Street, SE) in the Capitol Hill Historic District. The project is proposed in order to convert the building to two residential units.

Property History and Description

According to the original building permit, 1237 C Street Rear was constructed as two private garages, each for three cars, in 1922.¹ The applicants were brothers Leonard P. and Guy T. Steuart. The Steuarts started a coal and ice delivery business in 1904 and they went on to own numerous car dealerships, a fuel delivery business, and other enterprises. Ultimately the brothers split, with Leonard retaining the automobile and finance businesses and Guy turning the fuel delivery into Steuart Petroleum. The Steuarts are known to have built other garages and warehouses in NE and SE during the 1920s.

The brick buildings together measure 60' x 30' and a large opening has been created between the two on the interior. While largely intact to its original form, portions of some walls on the interior have been reconstructed in cinder block.

Proposal

The building to be expanded with a 20' x 46' addition to the west, a 13' x 30' addition on the north, and new and reglazed openings in the existing building. The west addition would consist of an end wall clad in brick with traditional sash and garage door openings and more contemporary side walls of transparent, translucent, and spandrel glass. The north addition would be finished in brick, using salvaged brick from the existing north wall and with sash windows. Small yards on the north and south of the west addition would be enclosed with wood privacy fences.

Evaluation

The proposal will retain the overall form, roofline, materials and remaining original pattern of fenestration on the existing building's most prominent south elevation, and each of the two additions is subordinate in size and placement to the existing building.

¹ The original address listed on the permit for lot 79 was 1219 C Street Rear.

The west addition reads as a distinct and separate mass but clearly takes its form from the historic garage. The north addition is somewhat less discernable as new construction, but as a relatively minor additional mass that simply continues the sloped roof of the existing building, it is perhaps less important that it be seen as anything but a relatively seamless extension of the building.

The architectural approach to the more prominent west addition is an interesting and creative hybrid of contemporary and traditional languages, in which the addition is intended to be understood as extruding out from the original building. As the concept continues to be developed, the detailing and development of the glass curtain wall will be important in ensuring that the finished project has the proper scale and residential character. As a part of this development, a sufficient quantity of spandrel glass should be provided so that the addition doesn't read as an enormous light box at night.

Recommendation

The HPO recommends that the Review Board approve the concept as consistent with the purposes of the act and delegation of final review to staff.